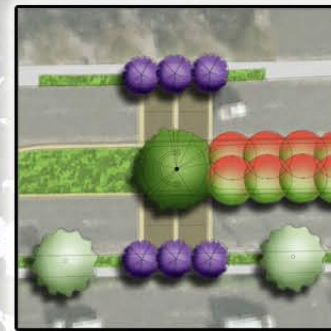
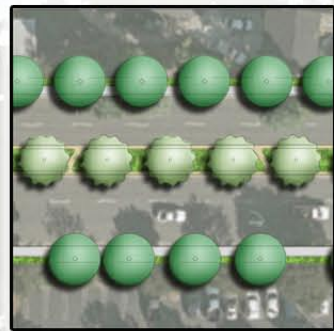


# ROCKFIELD BOULEVARD STREETSCAPE MASTER PLAN



PREPARED FOR:  
THE CITY OF LAKE FOREST  
25550 COMMERCENTRE DRIVE, SUITE 100  
LAKE FOREST, CALIFORNIA 92630

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OCTOBER 2009

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## Executive Summary

The goal of the Rockfield Boulevard Streetscape Master Plan is to improve Rockfield Boulevard into a more attractive and functional corridor for motorists, transit riders, bicyclists, and pedestrians. Rockfield Boulevard is a major north-south circulation corridor that extends from Los Alisos Boulevard to the City's limit near Centre Drive (approximately 1.8 miles). The Master Plan was developed through a Community Workshop and visioning process. Two community workshops were held to solicit input as part of the design process. One workshop was held on April 25, 2005 and another was held on June 22, 2005. Three streetscape design alternatives were presented during the June 22, 2005 workshop. The community members from the workshop preferred Streetscape Alternative Two, which had an asymmetrical (non-matching on each street side) street tree treatment with the neighborhood entries highlighted by small flowering accent trees. The median landscape treatment was an alternating arrangement of small flowering trees and tall columnar trees. The ground plane treatment consisted of flowering shrubs interspersed with shrub masses of contrasting foliage. The three streetscape design alternatives were also presented to the Planning Commission on January 28, 2008 and to the City Council on July 15, 2008.

The Final Rockfield Boulevard Streetscape Master Plan is a result of the community participation process and input from the City of Lake Forest Planning Commission, City Council, and City staff. The Master Plan refines the ideas presented in Streetscape Alternative Two, which creates landscaped parkways on both sides of Rockfield Boulevard by removing a 3.5-foot wide portion of existing sidewalk. New landscaped medians will be created in areas that are either striped or have a stamped concrete treatment. The street tree design will be an informal or non-symmetrical treatment where trees are selected based on the adjacent land-use or proximity to overhead utility lines. Small scale, colorful flowering trees will be used at street corners. The ground plane treatment is partially influenced by the shrubs and groundcovers used on El Toro Road and will consist of flowering shrubs interspersed with shrub masses of contrasting foliage. Decorative gateway paving, specimen oak trees, and craftsman-style cobble stone walls or pilasters with a brick cap will be used near the project entries at Centre Drive and Los Alisos Boulevard as well as on both sides of the intersection with El Toro Road. Crosswalks at key intersections at Lake Forest Drive, Ridge Route Drive, and Los Alisos Boulevard will receive decorative concrete paving. The median paving will also consist of decorative paving to help create a unified look for the corridor. Bus stops will utilize the City standard green metal furniture.

An opinion of probable construction costs to use for budgetary purposes and a three-phased construction phasing plan is included as part of the Master Plan.

# Rockfield Boulevard Streetscape Master Plan

## Project Goals

The City of Lake Forest identified Rockfield Boulevard as a significant circulation corridor worthy of enhancing and improving. The goal of the project is to improve Rockfield Boulevard into a more attractive and functional corridor for motorists, transit riders, bicyclists, and pedestrians. The proposed improvements would serve as an important element of the City's redevelopment goals as well as establishing a positive City image.

The development of the Rockfield Boulevard Streetscape Master Plan utilized a comprehensive Community Workshop and visioning process to help support the City's goals and design criteria. The Master Plan provides a cohesive landscape character that compliments the current design theme at The Arbors on El Toro Road while providing a distinct streetscape image for Rockfield Boulevard. The Master Plan addresses median island geometrics, evaluates traffic lane widths, parkway widening opportunities, sidewalks, monument signage, bus shelters, and planting treatments as part of the overall Rockfield Boulevard image.

## Project Area

Rockfield Boulevard is one of the City's major north-south circulation corridors extending from Los Alisos Boulevard to the City's limit near Centre Drive (approximately 1.8 miles). Rockfield Boulevard currently is a combination of divided and undivided four-lane roadway. Median areas, where they exist, include painted medians or concrete curb medians with stamped colored concrete inside. The parkways generally consist of concrete sidewalk located at the back of curb with either block walls or landscaping located behind the walk. Some parkway sidewalk areas contain small tree planters. Power poles and overhead utility lines run along Rockfield Boulevard within the parkways in several locations.

## Community Input Process

Two Community Workshops were conducted to solicit input from the community as part of the design process. The first workshop was held on April 25, 2005 at the Lake Forest Community Association 1 "Lake Forest Beach and Tennis Club". Approximately ten (10) members of the community attended, in addition to City of Lake Forest officials and staff, and design consultant team members. The purpose of the workshop was four-fold:

- Introduce the Rockfield Boulevard Streetscape Project
- Review Existing Conditions and Opportunities
- Receive Initial Community Input on the Challenges, Assets, and "Visions" for Improving Rockfield Boulevard
- Provide Overview of Next Steps

The second workshop was held on June 22, 2005 at the Gates Elementary School Multi-Purpose Room. Approximately nine (9) members of the community attended, in addition to City of Lake Forest staff, and design consultant team members. The purpose of the workshop was to:

- Review the Rockfield Boulevard Streetscape Project
- Review the Initial Community Input from Community Workshop #1
- Present three Streetscape Concept Alternatives

- Receive Community Input
- Provide Overview of Next Steps

### **Streetscape Concept Alternatives**

The following is a summary of the three Streetscape Concept Alternatives that were presented at the second Community Workshop.

#### *Streetscape Concept Alternative One*

This conceptual design was a formal linear treatment with trees matching along both sides of the street. Where space allowed a second row of street trees was added. The median had evenly spaced trees. The ground plane treatment consisted of three shrub types with alternating masses repeated throughout. The tree and shrub palette was influenced from the plants used on Lake Forest Boulevard. Specimen oak trees behind a craftsman-style cobble stone wall with a brick cap were placed in commercial areas repeating the El Toro treatment. Decorative crosswalks were planned at street intersections and at mid-block oak tree accent plantings. The sidewalk treatment was linear along both sides of the street. The proposed bus stop furniture was the City standard green metal.

The community members from the workshop commented that Alternative One was too uniform and rigid.

#### *Streetscape Concept Alternative Two*

This conceptual design was a combination of an asymmetrical (non-matching on each street side) street tree treatment with the neighborhood entries highlighted by small flowering accent trees. Where slopes or wider parkways allowed, the street trees were supplemented by an informal arrangement of tall flowering canopy trees in the background. The median landscape treatment was an alternating arrangement of small flowering trees and tall columnar trees. The ground plane treatment consisted of flowering shrubs interspersed with shrub masses of contrasting foliage. The proposed bus stop street furniture was pre-cast concrete benches with a unique integral color.

The community members from the workshop preferred Alternative Two. They liked the idea of differentiating Rockfield Boulevard from other city streets while keeping a “look” that this is still a part of the City. They liked the idea of using a bus stop bench with a different color. The residents also liked the greater number of shrubs selections. Alternative Two seemed to provide a greater sense of a larger parkway landscape

#### *Streetscape Concept Alternative Three*

This conceptual design incorporated the largest variety of street trees along Rockfield Boulevard. The street trees were arranged in a formal pattern on both sides of the street with large groupings of flowering trees accenting neighborhood entries. The long stretches of the formal street tree pattern were separated by masses of flowering accent trees. Patterned from El Toro Road, a large specimen oak tree behind a craftsman-style cobble stone wall with a brick cap occurred in the median along commercial uses. Otherwise, the median featured an informal arrangement of five different trees. The ground plan treatment featured informal masses of shrubs that were either flowering or had contrasting leaf colors. The proposed bus stop furniture was a custom design.

The community members rated Alternative Three as their second choice. While the residents liked the tree varieties, the general consensus was this solution needed to be simplified.

### **Planning Commission and City Council Approvals**

On January 28, 2008, the three Streetscape Concept Alternatives were presented to the Planning Commission. The Planning Commission recommended Alternative Two, with the following comments:

- Add the specimen oak tree behind a craftsman-style cobble stone wall with a brick cap at key entry and exit locations
- Utilize colorful flowering trees at street corners
- Use the City standard green metal furniture at the bus stops
- Utilize small-scale trees near the overhead utility lines

On July 15, 2008, the three Streetscape Concept Alternatives were presented to the City Council and Alternative Two was approved to be used as the basis for preparing the Final Streetscape Master Plan.

### **Final Rockfield Boulevard Streetscape Master Plan**

The Rockfield Boulevard Streetscape Master Plan is a result of the community participation process and input from the City of Lake Forest Planning Commission, City Council, and City staff. The Master Plan refines the ideas presented in Streetscape Alternative Two to meet the goals of the project of creating an attractive and functional corridor for motorists, transit riders, bicyclists, and pedestrians.

The Streetscape Master Plan (page 4) creates landscaped parkways on both sides of Rockfield Boulevard by removing a 3.5-foot wide portion of existing sidewalk. New landscaped medians will be created in areas that are either striped or have a stamped concrete treatment. The street tree design will be an informal or non-symmetrical treatment where trees are selected based on the adjacent land-use or proximity to overhead utility lines. Small scale, colorful flowering trees will be used at street corners. The ground plane treatment is partially influenced by the shrubs and groundcovers used on El Toro Road and will consist of flowering shrubs interspersed with shrub masses of contrasting foliage.

Decorative gateway paving, specimen oak trees, and craftsman-style cobble stone walls or pilasters with a brick cap will be used near the project entries at Centre Drive and Los Alisos Boulevard as well as on both sides of the intersection with El Toro Road. Crosswalks at key intersections at Lake Forest Drive, Ridge Route Drive, and Los Alisos Boulevard will receive decorative concrete paving. The median paving will also consist of decorative paving to help create a unified look for the corridor. Bus stops will utilize the City standard green metal furniture.

Four illustrative Street Sections (page 5) were prepared to show the streetscape enhancements along the Rockfield Boulevard corridor. Section A is between Centre Drive and Lake Forest Drive, Section B is between Ridge Route Drive and Gondor Drive, Section C is between Orchard Lane and Silverbay Drive, and Section D is between Landisview Avenue and Larkwood Lane.

Typical pictures of the proposed plant palette and street furniture are shown on page 6.

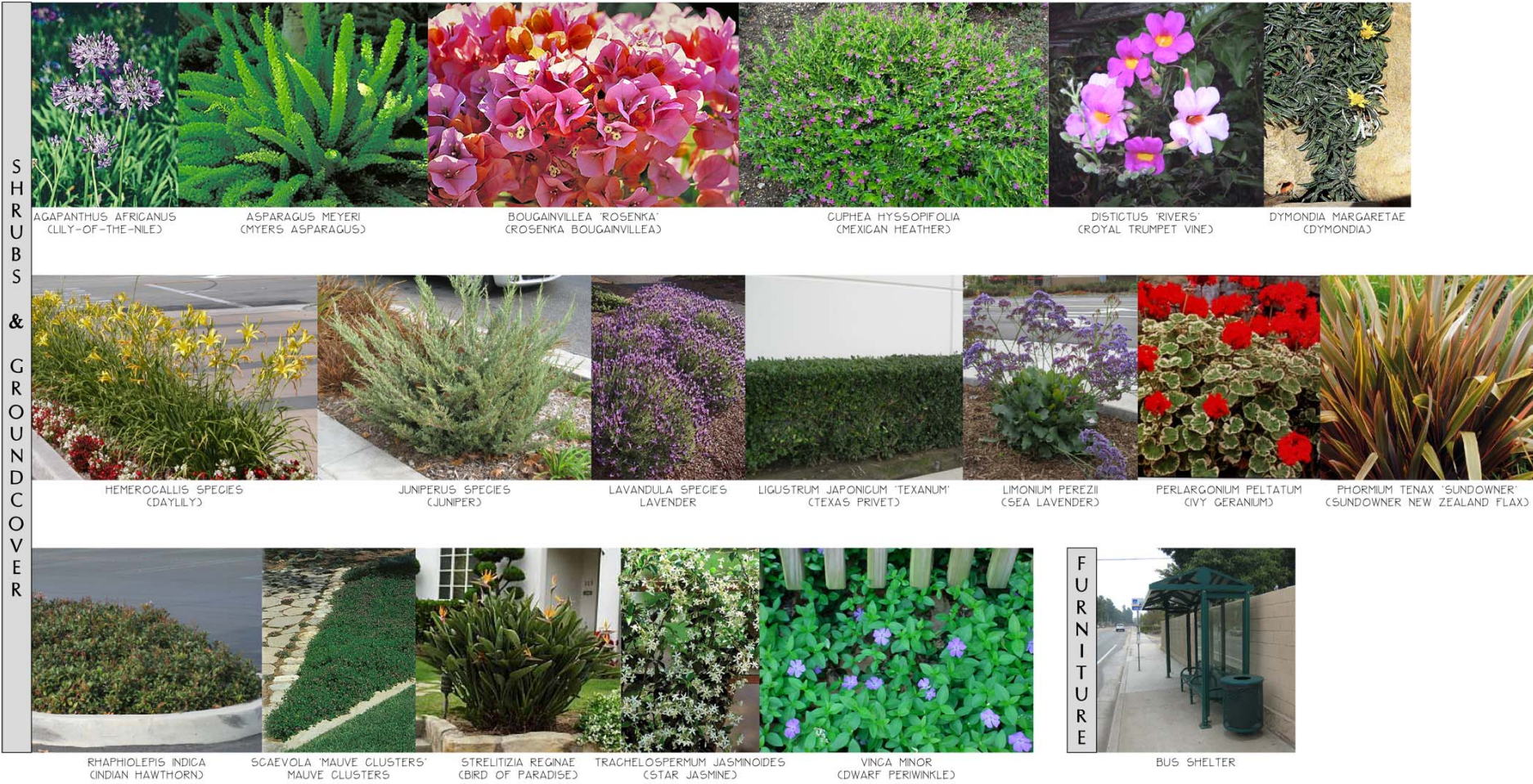












PLANT LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAMES
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE
	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ GRAPE MYRTLE
	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA GRAPE MYRTLE
	PLATANUS ACERIFOLIA	LONDON PLANE TREE
	PRUNUS CERASIFERA 'ATROPURPUREA'	PURPLE LEAF PLUM
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	TABEBUIA CHRYSOTRICHIA	GOLDEN TRUMPET TREE
	TRISTANIA CONFERTA	BRISBANE BOX
	<u>SHRUBS AND GROUNDCOVERS</u>	
	AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE
	ASPARAGUS MEYERI	MYERS ASPARAGUS
	BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA
	CUPHEA HYSSOPIFOLIA	MEXICAN HEATHER
	DISTICTUS 'RIVERS'	ROYAL TRUMPET VINE
	DYMONDIA MARGARETAE	DYMONDIA
	FESTUCA ARUNDINACEA 'MARATHON II'	MARATHON II TURF SOD
	HEMEROCALLIS SPECIES	DAYLILY
	JUNIPERUS SPECIES	JUNPER
	LAVANDULA SPECIES	LAVENDER
	LIGUSTRUM 'TEXANUM'	TEXAS PRIVET
	LIMONIUM PEREZII	SEA LAVENDER
	PELARGONIUM PELTATUM	IVY GERANIUM
	PHORMIUM TENAX 'SUNDOWNER'	SUNDOWNER NEW ZEALAND FLAX
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN
	SCAEVOLA 'MAUVE CLUSTERS'	MAUVE CLUSTERS
	STRELITZIA REGINAE	BRD OF PARADISE
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
	VINCA MINOR	DWARF PERIWINKLE

HARDSCAPE LEGEND	
SYMBOL	DESCRIPTION
	DECORATIVE GATEWAY PAVING
	CONCRETE SIDEWALK
	DECORATIVE CONCRETE CROSSWALK
	GATEWAY WALL
	BUS SHELTERS
	DECORATIVE MEDIAN PAVING



## Rockfield Boulevard Streetscape Master Plan Cost Estimate

The following Master Plan cost estimate is an opinion of probable construction costs to use for budgetary purposes. The estimate is broken down into the three project phases. Also, the estimate also makes the following assumptions, which could have significant cost implications based on the final design:

- Pavement removals within the median assume 1' depth
- Street lighting is assumed to be relocated and reused
- All utility relocations, if necessary, will be provided by the serving utility
- No additional right-of-way will be required
- New and modifications to traffic signals are excluded
- Reconstruction of the existing pavement will not be necessary
- No new drainage facilities will be required
- All options include the removal and replacement of sidewalk
- All phases assume that a 4' wide portion of sidewalk is removed for planting and that 4' remain
- Electrical / landscape lighting costs assumes up-lighting for median and parkway trees

DESCRIPTION	MASTER PLAN			
	PHASE 1	PHASE 2	PHASE 3	TOTAL
	Los Alisos to El Toro	El Toro to Ridge Route	Ridge Route to Centre Drive	Phases 1-3
R & R SUBTOTAL	\$131,952	\$93,660	\$115,092	\$340,704
ROADWAY SUBTOTAL	\$309,000	\$409,400	\$259,600	\$978,000
TRAFFIC SUBTOTAL	\$80,000	\$70,000	\$70,000	\$220,000
LANDSCAPE	\$429,087	\$319,804	\$402,588	\$1,151,479
HARDSCAPE	\$192,000	\$235,190	\$286,100	\$713,290
ELECTRICAL / LANDSCAPE LIGHTING	\$200,000	\$200,000	\$200,000	\$600,000
SUBTOTAL	\$1,342,039	\$1,328,054	\$1,333,380	\$4,003,473
CONTINGENCIES (20%)	\$268,408	\$265,611	\$266,676	\$800,695
GRAND TOTALS	\$1,610,447	\$1,593,665	\$1,600,056	\$4,804,168

## Rockfield Boulevard Streetscape Master Plan Construction Phasing

The Rockfield Boulevard Streetscape Master Plan has been divided into three phases. The following table identifies the preliminary construction cost estimates associated with the proposed improvements for each phase. Enlarged graphics of each phase are shown on pages 9, 10, and 11.

PHASE	CONSTRUCTION COSTS	DESIGN PERIOD	CONSTRUCTION PERIOD
Phase 1 - Los Alisos to El Toro	<b>\$1,610,447</b>	6-8 months	8-10 months
Phase 2 - El Toro to Ridge Route	<b>\$1,593,665</b>	6-8 months	7-9 months
Phase 3 - Ridge Route to Centre Drive	<b>\$1,600,056</b>	5-7 months	6-8 months



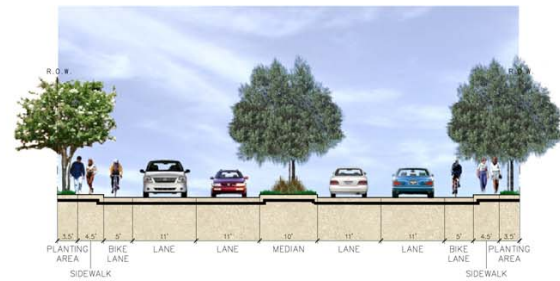


HARDSCAPE LEGEND	
SYMBOL	DESCRIPTION
	DECORATIVE GATEWAY PAVING
	CONCRETE SIDEWALK
	DECORATIVE CONCRETE CROSSWALK
	GATEWAY WALL
	BUS SHELTERS
	DECORATIVE MEDIAN PAVING

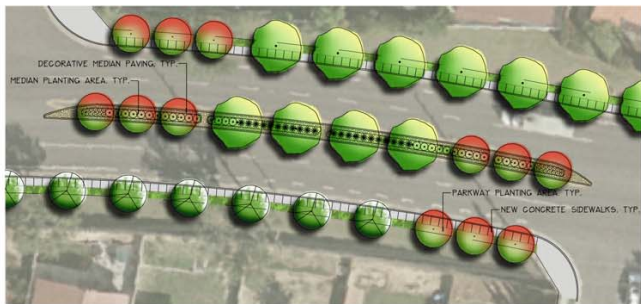
PLANT LEGEND		
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	KOELERUTERIA BINNATA	CHINESE PLANE TREE
	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ GRAPE MYRTLE
	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA GRAPE MYRTLE
	PLATANUS ACERIFOLIA	LONDON PLANE TREE
	PRUNUS CERASIFERA 'ATROPURPUREA'	PURPLE LEAF PLUM
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	TABEBUIA CHRYSOTRICHIA	GOLDEN TRUMPET TREE
	TRISTANA CONFERTA	BRISBANE BOX
<b>SHRUBS AND GROUNDCOVERS</b>		
	AGAPANTHUS AFRICANUS	LLY-OF-THE-NILE
	ASPARAGUS 'MEYER'	MYERS ASPARAGUS
	BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA
	CUPHEA HYSSOPIFOLIA	HEXAGON HEATHER
	DISTICTIS RIVERS	ROYAL TRUMPET VINE
	DYMONDIA MARGARETAE	MARATHON I TURF SOD
	FESTUCA ARUNDINACEA	DATILLY
	JUNIPERUS 'SPECTRA'	JUNIPER
	LAVANDULA 'SPECTRA'	LAVENDER
	LIGUSTRUM JAPONICUM	TEXAS PRIVET
	LIMONUM PERZEI	SEA LAVENDER
	PERLARGONIUM PELTATUM	SUNFLOWER NEW ZEALAND FLAX
	PHORADENDRON TENAX	INDIAN HAWTHORN
	RHAMNUS ALATERNUS	MAUIE GLISTERS
	SCAEVOLA 'MAUVE'	MAUIE GLISTERS
	STRELITZIA REGINAE	BIRD OF PARADISE
	TECOMARIA CAPENSIS	STAR JASMINE
	VINCA MINOR	DWARF PERIWINKLE







STREET SECTION-B  
NOT TO SCALE



ENLARGED PLAN VIEW  
NOT TO SCALE



BUS SHELTER



GEUERA PARVIFLORA (AUSTRALIAN WILLOW)



KOELREUTERIA BIPINNATA (CHINESE PLANE TREE)



LAGERSTROEMIA INDICA (GRAPE MYRTLE)



LAGERSTROEMIA 'NATCHEZ' (NATCHEZ GRAPE MYRTLE)



PLATANUS ACERIFOLIA (LONDON PLANE TREE)



PRUNUS C. 'ATROPURPUREA' (PURPLE LEAF PLUM)



QUERCUS AGRIFFOLIA (COAST LIVE OAK)



TABERBERIA CHRYSOTRICHIA (GOLDEN TRUMPET TREE)



TRISTANIA CONFERTA (BRISBANE BOX)



AGAPANTHUS AFRICANUS (LILY-OF-THE-NILE)



ASPARAGUS MEYER (MEYER'S ASPARAGUS)



BOUGAINVILLEA 'ROSENKA' (ROSENKA BOUGAINVILLEA)



CUPHEA HYSSOPIFOLIA (MEXICAN HEATHER)



DISTICTIS RIVERS (ROYAL TRUMPET VINE)



DYTIDONIA MARGARETAE (DYTIDONIA)



HEMEROCALLIS SPECIES (DAYLILY)



JUNIPERUS SPECIES (JUNIPER)



LAVANDULA SPECIES (LAVENDER)



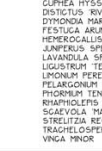
LIGUSTRUM JAPONICUM TEXANUM (TEXAS PRIVET)



LIMONUM PEREZE (SEA LAVENDER)



PERLARGONIUM PELTATUM (CUT GERANIUM)



PHORADENDRUM TENAX (SUNDOWNER)



RHAPHIOLEPS INDICA (INDIAN HAWTHORN)



SCAEVOLA MAUIE (MAUIE CLUSTERS)



STRELTIZIA REGINAE (BIRD OF PARADISE)



TRACHELOSPERMUM JASMINODES (STAR JASMINE)



VINGA MINOR (DWARF PERIWINKLE)

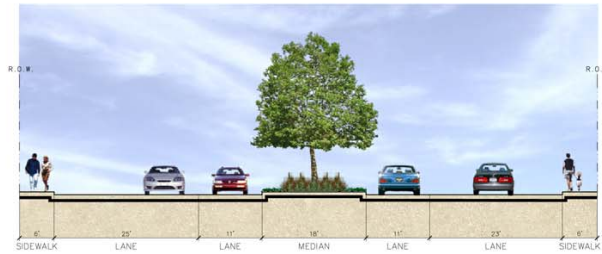
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	PHORADENDRUM TENAX	SUNDOWNER
	RHAPHIOLEPS INDICA	INDIAN HAWTHORN
	SCAEVOLA MAUIE	MAUIE CLUSTERS
	STRELTIZIA REGINAE	BIRD OF PARADISE
	TRACHELOSPERMUM JASMINODES	STAR JASMINE
	VINGA MINOR	DWARF PERIWINKLE

HARDSCAPE LEGEND	
SYMBOL	DESCRIPTION
	DECORATIVE GATEWAY PAVING
	CONCRETE SIDEWALK
	DECORATIVE CONCRETE CROSSWALK
	GATEWAY WALL
	BUS SHELTERS
	DECORATIVE MEDIAN PAVING

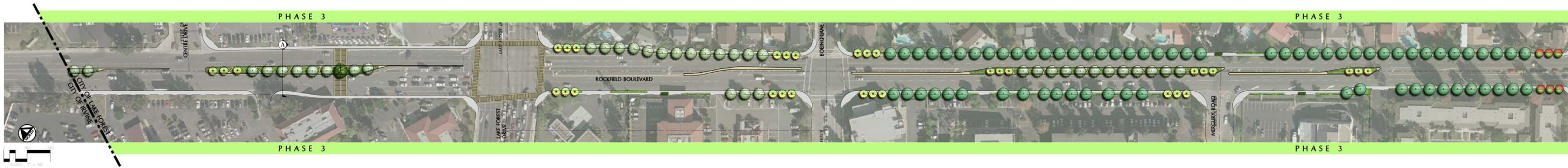


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STREET SECTION A  
NOT TO SCALE



BUS SHELTER



GEUKIA PARVIFLORA KOELREUTERIA BIPINNATA (AUSTRALIAN WILLOW) (CHINESE FLAME TREE)



LAGERSTROEMIA INDICA (GRAPE MYRTLE)



LAGERSTROEMIA 'NATCHEZ' PLATANUS ACERIFOLIA (NATCHEZ GRAPE MYRTLE) (LONDON PLANE TREE)



PLATANUS ACERIFOLIA (LONDON PLANE TREE)



PRUNUS C. 'ATROPURPUREA' (PURPLE LEAF PLUM)



QUERCUS AGRIFFOLIA (COAST LIVE OAK)



TABERBUJA CHRYSOTRICHIA (GOLDEN TRUMPET TREE)



TRISTANIA CONFERTA (BRISBANE BOX)

HARDSCAPE LEGEND	
SYMBOL	DESCRIPTION
	DECORATIVE GATEWAY PAVING
	CONCRETE SIDEWALK
	DECORATIVE CONCRETE CROSSWALK
	GATEWAY WALL
	BUS SHELTERS
	DECORATIVE MEDIAN PAVING

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SYMBOL	BOTANICAL NAME	COMMON NAME
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	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE
	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ GRAPE MYRTLE
	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA GRAPE MYRTLE
	PLATANUS ACERIFOLIA	LONDON PLANE TREE
	PRUNUS CERASIFERA 'ATROPURPUREA'	PURPLE LEAF PLUM
	QUERCUS AGRIFFOLIA	COAST LIVE OAK
	TABERBUJA CHRYSOTRICHIA	GOLDEN TRUMPET TREE
	TRISTANIA CONFERTA	BRISBANE BOX
<b>SHRUBS AND GROUNDCOVERS</b>		
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	ASPARAGUS 'MEYER'	MEYER'S ASPARAGUS
	BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA
	CUPHEA HYSSOPIFOLIA	MEKONG HEATHER
	DISTICTIS 'RIVERS'	ROYAL TRUMPET VINE
	DYONIDIA MARGARETAE	MARATHON I TURF SOD
	FESTUCA ARUNDINACEA 'MARATHON I'	DATILLY
	HEMEROCALLIS 'SPEES'	JUNPER
	JUNIPERUS 'SPEES'	LAVENDER
	LAVANDULA 'SPEES'	TEXAS PRIVET
	LIGUSTRUM JAPONICUM 'TEXANUM'	SEA LAVENDER
	LIMONUM PEREZZI	SUNFLOWER NEW ZEALAND FLAX
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	PHORADENDRON 'TENAX'	MAUIE GLISTERS
	RHAMPHOLETIS INDICA	BIRD OF PARADISE
	SCAEVOLA 'MAUVE'	STAR JASMINE
	STRELITZIA REGINAE	DWARF PERIWINKLE
	TRACHELOSPERMUM JASMINOIDES	
	VIGNA HIRTA	

